Tempe
Community Development

CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION

Meeting Date: 02/13/2018
Agenda Item: 6

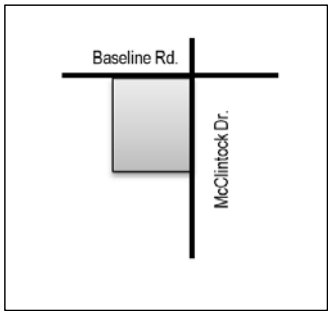
ACTION: Request for a Use Permit to allow the expansion of an existing vehicle repair business and a Development Plan Review for a new 38,880 square-foot service facility with rooftop parking for CHAPMAN CHEVROET (PL170388), located at 1717 East Baseline Road. The applicant is Barry R. Barcus Architect, Inc.

FISCAL IMPACT: There is no fiscal impact on City funds.

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: CHAPMAN CHEVROLET (PL170388) is an existing vehicle sales and repair business in operation on this site since the early 1970s. The applicant proposes to demolish the existing vehicle service building (which has open bays) and construct a fully enclosed vehicle service building with employee parking on the roof. A new car wash tunnel, used for dealership and serviced vehicles only, and detail canopies are proposed south of the new service building. The request includes the following:

1. Use Permit to allow the expansion of an existing vehicle repair business in the PCC-1 zoning district.
2. Development Plan Review including site plan, building elevations, and landscape plan.



Existing Property Owner	Chapman Chevrolet
Applicant	Barry Barcus, Barry R. Barcus Architect, Inc.
Zoning District	PCC-1 (Planned Commercial Center Neighborhood)
Gross / Net site area	11.15 acres / 11.08 acres
Total Building Area (of proposal)	38,955 s.f. (service facility, car wash, & detail storage)
Lot Coverage (total site)	15% (50% maximum allowed)
Building Height (of proposal)	32'-6" (35' maximum allowed)
Building Setbacks	50' front, 81'-7" west side, 40' east side, 169'-4" rear (0', 30', 0', 30' min.)
Landscape area	17% (15% minimum required)
Vehicle Parking	309 spaces (305 min. required)
Bicycle Parking	4 spaces (4 min. required for service building)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Karen Stovall, Senior Planner (480) 350-8432

Department Director: Chad Weaver, Community Development Director
Legal review by: N/A
Prepared by: Karen Stovall, Senior Planner
Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS:
This site is located at the southwest corner of McClintock Drive and Baseline Road. It is surrounded on the west by multi- and single-family residential, to the south by a fire station, and to the north and east, across Baseline and McClintock, by commercial centers, offices, and single-family residential.

This request includes the following:

1. Use Permit to allow the expansion of an existing vehicle repair business in the PCC-1 zoning district.
2. Development Plan Review which includes site plan, landscape plan, and building elevations for a new 37,584 s.f. service facility with rooftop parking, a new 1,296 s.f. car wash tunnel (attached to the south side of the service building), and a new detail canopy with a 75 s.f. storage building.

The applicant is requesting the Development Review Commission take action on the two items listed above.

SITE PLAN REVIEW
3/22/2017: A site and floor plan were provided. The entrance to the car wash tunnel was located almost flush with the west wall of the service building. Staff requested that the car wash tunnel be moved east, away from the residential uses to the west of the site.

10/4/2017: Site plan, landscape plan, and building elevations were provided. The applicant addressed staff's comment by moving the car wash approximately 90 feet east. Building elevations depicted painted CMU, and staff requested that the new buildings incorporate materials of other primary buildings on the site. Staff also requested details of roof top lights and if canopies were proposed over the employee parking spaces.

12/6/2017: The applicant changed the exterior building material to painted stucco and showed parking canopies on the roof of the service building. Staff requested that the west parapet wall be raised or that the angle of the parking canopy along the west building wall be changed to slope to the west in order to screen canopy lights from the residential. The applicant modified the plans to change the angle of the parking canopy. Applicant also provided a noise study related to the car wash tunnel.

PUBLIC INPUT
A neighborhood meeting was not required for these requests. Staff received one phone call from an individual who resides in The Lakes requesting additional information on the project. After details were provided, the call did not express any concern.

PROJECT ANALYSIS

CHARACTER AREA PLAN
The property is within the Kiwanis / The Lakes Character Area Plan. Chapman Chevrolet will comply with the following Character Area principle:

- Increase Multi-Modal Options: plans take into account the dedication of 10' of right-of-way along the west side McClintock Drive for a length of approximately 300' south of Baseline Road and an easement for a bus shelter. These dedications will permit the construction of a new bus pullout for south-bound traffic on McClintock. The right-of-way and easement dedications that the City will receive through this development promotes multi-modal options.
- Encourage greater energy efficiency: the proposal includes employee parking on the roof of the new vehicle service building. These parking spaces are shaded by canopies, and solar panels are proposed on top of these canopies. The applicant estimates that the energy generated from these panels will generate approximately 30% of the dealership's power need.

USE PERMIT
The proposed use requires a use permit to allow the expansion of a vehicle repair business. When the site was first

approved in the early 1970s, it was zoned PSC-1. At that time, the Zoning and Development Code permitted vehicle sales and repair businesses if they were specified in the application for PCS-1 zoning and approved by the City Council. The PSC-1 zoning district was replaced by the PCC-1 district, and such businesses now require a use permit.

Section 6-308 E Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic.* A vehicle repair facility exists in the same location on the site, and this request will increase the building area by approximately 4,500 square feet. The increased building area may lead to a slight increase the amount of vehicular traffic but nothing beyond what is generally expected of the vehicle dealership and service facility.

2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.* The proposal changes the service facility from operating in outdoor bays to indoor bays and relocates the vehicle detail area from the west property line to more than 160 feet away from the west property line. The applicant submitted a noise study that indicates that the maximum noise level along the west property line would be 54.75 decibels, not exceeding the maximum 55 decibels permitted. Additionally, the applicant designed the rooftop parking canopy along the west wall of the building to be angled down, to the west, so as to screen canopy lights from the residential uses to the west.

3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, the proposed use is not in conflict with the goals objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan.* The General Plan designates this property as Commercial, and the existing use complies with that designation. The car dealership, which has existed on this site for well over 40 years, is proposing an investment to redevelop a portion of the site and provide more employee parking that will not cause an increase the area of pavement on the site. Landscape improvements will occur along the west property to enhance vegetative screening between the proposed development and the adjacent uses most impacted by the project.

4. *Compatibility with existing surrounding structures and uses.* The request proposes a use similar to the existing use in a larger building and in the same area of the site where it exists today. The building is designed to be compatible with existing structures on the site. While the rooftop parking will cause the building height to increase, the parapet and canopy design will screen vehicles and lights from the residential uses to the west.

5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.* The service facility and detail area are not expected to have issues related to disruptive behavior. The employee parking on the roof of the service building will be secured with an eight-foot high overhead coiling door at the bottom of the vehicle ramp, preventing unwanted access after business hours.

The manner of conduct and the building for the proposed use will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in full conformity to any conditions, requirement or standards prescribed therefore by this code.

DEVELOPMENT PLAN REVIEW

Site Plan

The existing site is 11 acres in size and has one driveway on Baseline and four on McClintock. The plans propose demolition of the existing service building and car wash and reconstruction of a new, 38,880 square-foot service building and car wash, identified as Building B on the site plan. Building B is located directly west of the existing used car sales offices, parts warehouse, and covered service drive, which will remain. The roof of the service building holds 97 employee parking spaces that are accessed via a ramp on the north side of the building. The proposal also includes relocation of the existing detail bays, currently located adjacent to the west property line, in a new location south of the service facility, identified as Building C. All other existing development on the site will remain. Construction will occur in three phases. Phase 1 includes the car wash and detail canopy. Phase 2

Building Elevations

The service building and car wash tunnel are finished with stucco and painted off-white to match the existing sales and warehouse buildings. It reaches 28'-6" high to the parapet wall, and angled parking canopies on the roof extend between 6'-4" to 8'-4" above the parapet line. The canopy along the west building wall is sloped down to the west and will come within six inches of the parapet to screen the canopy lights. The car wash tunnel is 17 feet high.

The small storage and wash bay of the detail building are finished with stucco and painted to match primary site buildings. The canopy is constructed of corrugated metal deck also painted to match.

Landscape Plan

The landscape plan includes only the buffer along the west property line, as this is the area impacted by the requests. While the tree spacing within this buffer does not meet the current requirement of 20 feet on-center, most of the existing trees are several decades old and have canopies reaching up to 50 feet. To avoid crowding the existing trees, only six additional trees are proposed to fill in where the buffer is lacking. Mondel Pine trees with three-inch calipers are proposed to match the primary species of the existing plant palette.

Section 6-306 D Approval criteria for Development Plan Review (*in italics*):

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape;* due to placement of the proposed buildings on the site, existing buildings, and screen walls, the new structures will not be highly visible from McClintock or Baseline.

2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;* the service building has few windows and is painted an off-white color, which reduce heat gain. Rooftop parking canopies will incorporate solar panels to reduce heat gain and generate electricity for the business.

3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;* materials are appropriate with their location and function and complement the surrounding structures.

4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;* the buildings are appropriately scaled, relative to the site and surroundings. A significant setback is provided from the west property line, which should help mitigate negative impacts on adjacent residential.

5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level;* these buildings are not highly visible from the street level and do not impact the pedestrian experience at the streets.

6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions;* the utilitarian design of the new service building and detail canopy leads to little architectural detail; however, these buildings are not highly visible from either street.

7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;* plans provide for right-of-way and bus shelter easement dedications on McClintock to promote multi-modal transportation options.

8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;* vehicles operated in the area of these buildings will be driven by employees who are familiar with site circulation. The primary employee access to the rooftop parking is provided near the northeast corner of the building and does not conflict with vehicle circulation.

9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;* the design complies with CPTED principles.

10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways;* areas are delineated with the required landscape for the project, identifying and shading pedestrian paths to and between the buildings.

11. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located;* n/a

12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.* Lighting will comply with code requirements.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The proposed project meets the approval criteria for a Use Permit and Development Plan Review.

Based on the information provided and the above analysis, staff recommends approval of the requested Use Permit and Development Plan Review. This request meets the required criteria and will conform to the conditions.

USE PERMIT CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

1. The Use Permit is valid only after a Building Permit has been obtained, the required inspections have been completed, and a Final Inspection has been passed.

2. Any intensification or expansion of the use shall require new Use Permits.

DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

General

1. Except as modified by conditions, development shall be in substantial conformance with the site plan and building elevations dated January 2, 2018 and landscape plan dated January 1, 2018. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.

Site Plan

2. Provide service yard and mechanical (cooling tower/generator) yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment.

3. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.

4. New utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.

5. Place new exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

Floor Plans

6. Provide visual surveillance from stair tower into adjacent circulation spaces.

7. Parking Garage:
   a. Minimum required parking dimensions shall be clear of any obstructions.
   b. Provide a minimum 2'-0" of additional width for parking spaces when adjacent to a continuous wall.

Building Elevations

8. The materials and colors are approved as presented:
   Building – stucco – Benjamin Moore – Ice Cube Silver 2121-50
   Coiling overhead doors – Cookson/Rytec – RAL 7047 Telegrey
   Detail canopy posts and roof– corrugated metal -- Benjamin Moore – Ice Cube Silver 2121-50

9. Shade canopies for parking areas:
   a. Provide an 8" fascia for the canopy structure.
   b. Maximum 75% light reflectance value shall also apply to the top of the canopy.
   c. Conceal lighting conduit in the canopy structure and finish conduit to match.

10. Provide secure roof access from the interior of the building. Do not expose roof access to public view.

11. Conceal roof drainage system within the interior of the building.

12. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.

13. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

Lighting

14. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.

Landscape

15. Irrigation notes:
   a. Provide dedicated landscape water meter.
   b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
   c. Locate valve controller in a vandal resistant housing.
   d. Hardwire power source to controller (a receptacle connection is not allowed).
   e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
   f. Repair existing irrigation system on site where damaged by work of this project. Provide temporary irrigation to existing landscape on site for period of time that irrigation system is out of repair. Design irrigation so existing plants on site are irrigated as part of the reconfigured system at the conclusion of this construction.

16. Include requirement to de-compact soil in planting areas on site and remove construction debris from planting areas prior to landscape installation.

Building Address Numerals

17. Provide address sign(s) on the building elevation facing the street to which the property is identified.
    a. Conform to the following for building address signs:
        1) Provide street number only, not the street name
        2) Compose of 12" high, individual mount, metal reverse pan channel characters.
        3) Self-illuminated or dedicated light source.
        4) On multi-story buildings, locate no higher than the second level.
        5) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
        6) Do not affix numbers or letters to elevation that might be mistaken for the address.
    b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

SITE PLAN REVIEW: Verify all comments by all departments on each Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.

DEADLINE Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.

STANDARD DETAILS:

- Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: http://www.tempe.gov/city-hall/public-works/engineering/standards-details or purchase book from the Public Works Engineering Division.
- Access to refuse enclosure details DS116 and DS118 and all other Development Services forms at this link: http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms. The enclosure details are under Civil Engineering & Right of Way.

BASIS OF BUILDING HEIGHT: Measure height of buildings from top of curb at a point adjacent to the center of the front property line.

COMMUNICATIONS:

- Provide emergency radio amplification for the combined building and garage area in excess of 50,000 sf. Amplification will allow Police and Fire personnel to communicate in the buildings during a catastrophe. Refer to this link: http://www.tempe.gov/home/showdocument?id=30871. Contact the Information Technology Division to discuss size and materials of the buildings and to verify radio amplification requirements.
- For building height in excess of 50'-0", design top of building and parapet to allow cellular communications providers to incorporate antenna within the building architecture so future installations may be concealed with little or no building elevation modification.

WATER CONSERVATION: Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the

building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: www.tempe.gov/modules/showdocument.aspx?documentid=5327. Contact the Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.

HISTORIC PRESERVATION: State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.

POLICE DEPARTMENT SECURITY REQUIREMENTS:

- Refer to Tempe City Code Section 26-70 Security Plans.
- Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage ambush.
- Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
- Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
- Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.

TRAFFIC ENGINEERING:

- Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
- Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering.
- Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

FIRE:

- Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
- Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department.

CIVIL ENGINEERING:

- An Encroachment Permit or License Agreement must be obtained from the City for any projections into the right of way or crossing of a public utility easement, prior to submittal of construction documents for building permit.
- Maintain a minimum clear distance of twenty-four (24) feet between the sidewalk level and any overhead structure.
- Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
- Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
- Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
- 100-year onsite retention required for this property, coordinate design with requirements of the Engineering

Department.

SOLID WASTE SERVICES:

- Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate. Refuse staging, collection and circulation must be on site; no backing onto or off of streets, alleys or paths of circulation.
- Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
- Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.

PARKING SPACES:

- Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
- At parking areas, provide demarcated accessible aisle for disabled parking.
- Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

ZONING AND DEVELOPMENT CODE:

- Specific requirements of the Zoning and Development Code (ZDC) are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning or purchase from Community Development.

LIGHTING:

- Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
- Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.

LANDSCAPE:

- Trees shall be planted a minimum of 16'-0" from any existing or proposed public utility lines. The tree planting separation requirements may be reduced to no less than 8'-0" from utility lines upon the installation of a linear root barrier. Per Detail T-460, the root barrier shall be a continuous material, a minimum of 0.08" thick, installed to a minimum depth of 4'-0" below grade. The root barrier shall extend 6'-0" on either side of the tree parallel to the utility line for a minimum length of 12'-0". Final approval is subject to determination by the Public Works, Water Utilities Division.

SIGNS: Separate plan review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Refer to www.tempe.gov/signs.

DUST CONTROL: Any operation capable of generating dust, include, but not limited to, land clearing, earth moving, excavating, construction, demolition and other similar operations, that disturbs 0.10 acres (4,356 square feet) or more shall require a dust control permit from the Maricopa County Air Quality Department (MCAQD). Contact MCAQD at http://www.maricopa.gov/aq/.

HISTORY & FACTS:

September 27, 1973 City Council approved the rezone from R-2 to PSC-1 for Chapman Chevrolet (Z-72.33), located at 1717 E. Baseline Rd.

July 16, 1975	Design Review Board approved the building, landscaping, and the sign for Chapman Chevrolet (DR-75.36), located at 1717 E. Baseline Rd.
July 17, 1975	City Council approved the Final Plan of Development for Chapman Chevrolet (Z-72.33), located at 1717 E. Baseline Rd.
December 19, 1975	City Council approved the Amended Final Plan of Development for Chapman Chevrolet (Z-72.33), located at 1717 E. Baseline Rd.
May 13, 1976	City Council approved the detail for a 1.5' high masonry wall in front of the display area for new and used vehicles at Chapman Chevrolet (Z-72.33 and DR-75.36), located at 1717 E. Baseline Rd.
October 5, 1978	Design Review Board approved the building and site plan for Chapman Chevrolet (DR-75.36), located at 1717 E. Baseline Rd.
March 29, 1979	City Council approved the Amended Final Development Plan for Chapman Chevrolet, located at 1717 E. Baseline Rd.
December 23, 1980	Design Review Board approved the building elevations, site, and landscape plan for Chapman Chevrolet (DR-75.36), located at 1717 E. Baseline Rd.

ZONING AND DEVELOPMENT CODE REFERENCE:
Section 6-306, Development Plan Review
Section 6-308, Use Permit

Tempe
Community Developme

DEVELOPMENT PROJECT FILE

for

CHAPMAN CHEVROLET

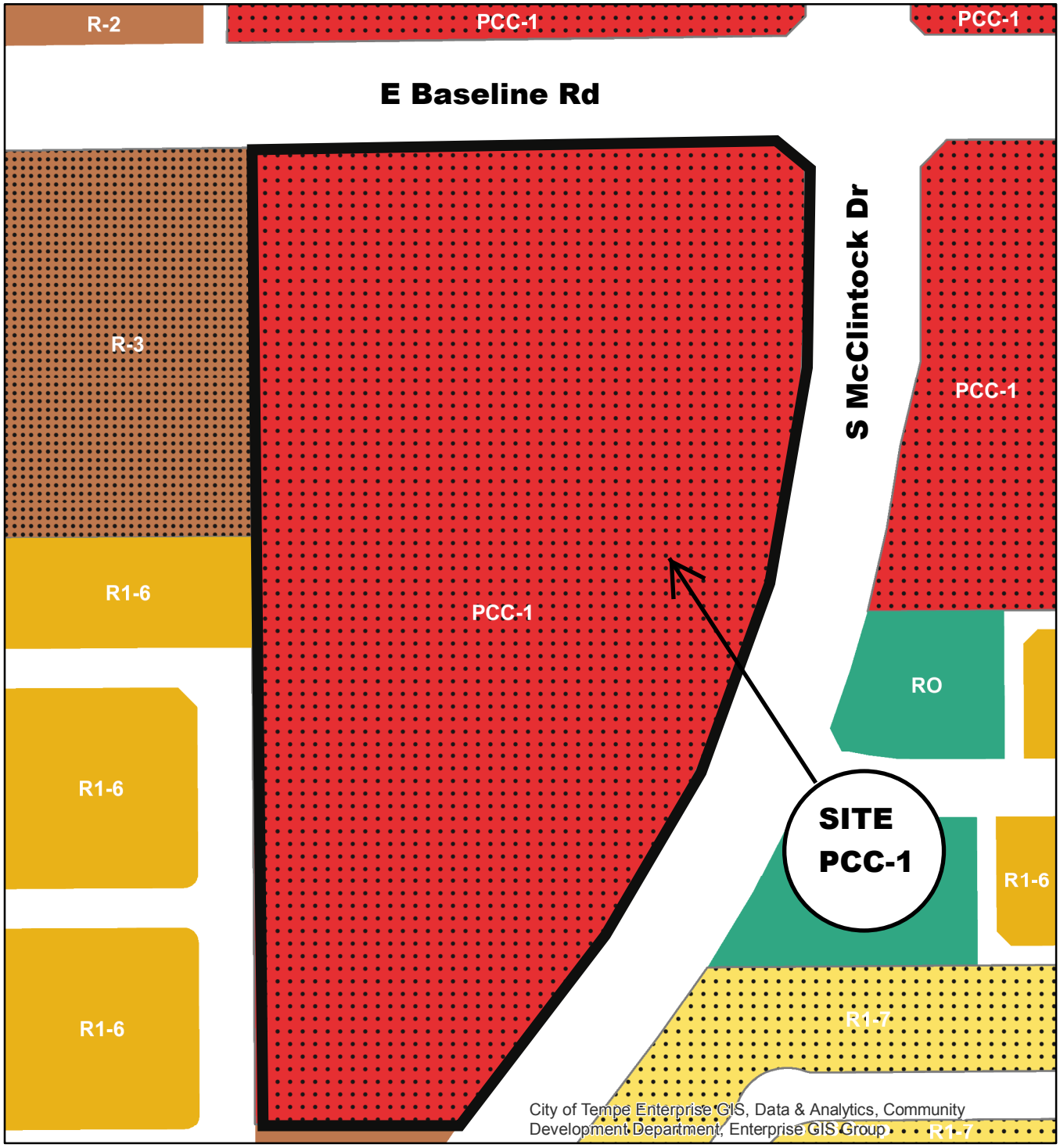
(PL170388)

ATTACHMENTS:

1. Location map
2. Aerial
3-4. Letter of explanation
5-6. Sound study
7. Existing conditions
8. Context site plan with aerial overlay
9. Site Plan
10. Landscape plan
11. Blackline building elevations
12. Colored building elevations
13. Building sections
14-18. Floor plans
19-21. Roof plans
22-23. Renderings
24. Material sample board
25-31. Site Context Photos

Chapman Chevrolet

PL 170388



Planned Commercial Center Neighborhood (PCC-1)

Single-Family Residential (R1-6)

Residential/Office (RO)

Multi-Family Residential (R-2)

Single-Family Residential (R1-7)

Multi-Family Residential Limited (R-3)

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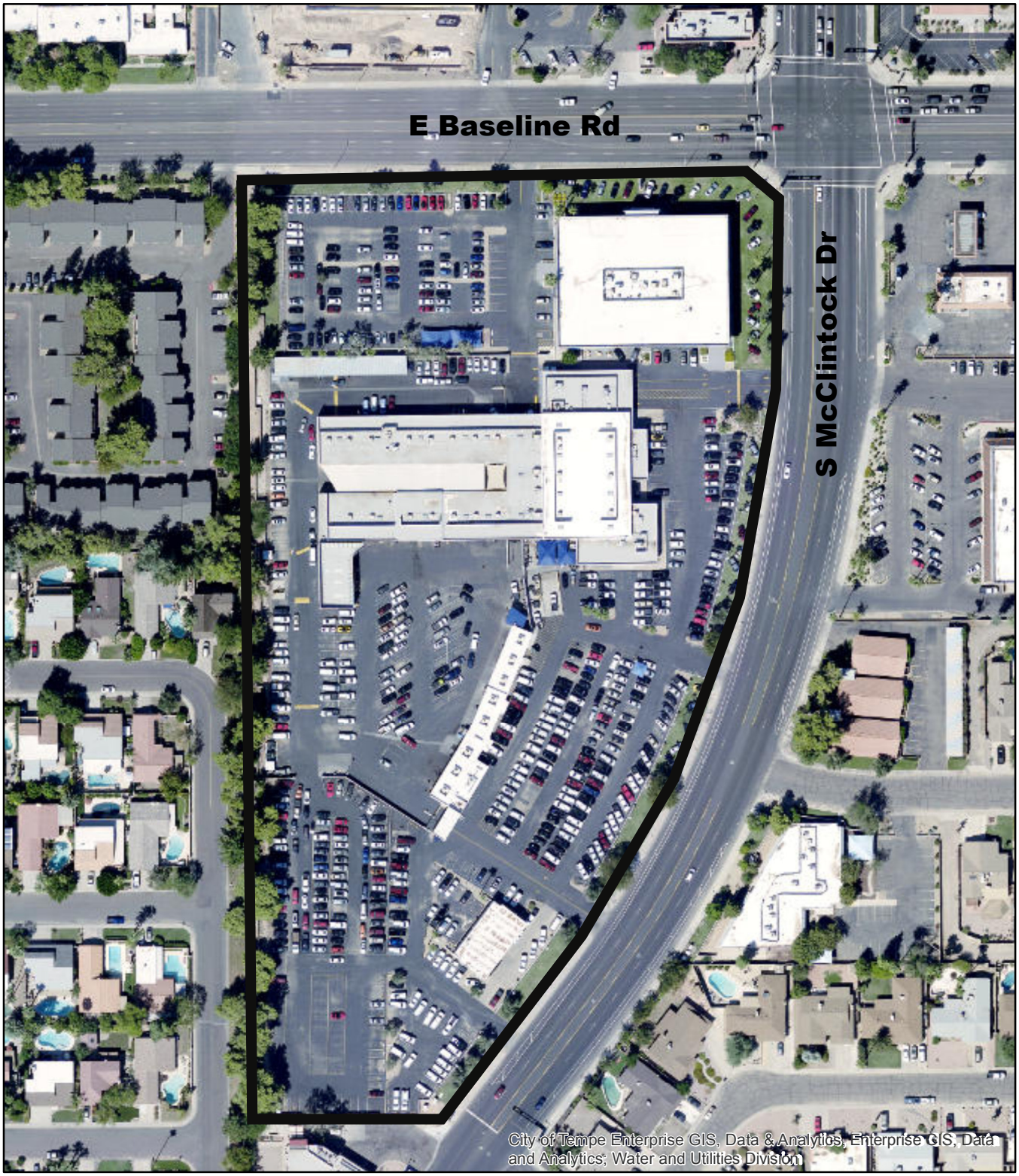
Chapman Chevrolet

PL 170388



Aerial Map

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Letter of explanation for:
Development Plan Review (DPR)
And
Use Permit (UP)

January 2, 2018

Chapman Tempe Chevrolet

1717 E. Baseline Rd.
Tempe, AZ 85283

This letter is an approval request for a Use Permit and Development Plan Review application for a new enclosed vehicle service department and non-public accessory carwash tunnel at the existing automotive dealership known as Chapman Chevrolet located at the southwest corner of Baseline Road and McClintock Drive. The hours of operation for the new enclosed service department will not change from what they currently are, which is Monday – Friday 7:00 am to 5:30 pm, Saturday 7:30 am to 5:00 pm, and closed Sundays.

This 11.15 acre property was first developed as the current dealership in approximately 1978 and was Zoned PSC-1 at the time. It is currently Zoned PCC-1. The dealership consists of a showroom building facing Baseline road with the parts department building directly to the south and the existing open bay service department directly west and attached to the parts department building. An aerial with the departments shown is provided with this Application.

We are proposing to demolish the existing open bay service department and car wash and replace with a new car wash and fully enclosed service department that will have approximately 100 parking spaces on the roof for employee parking. The proposed building will be approximately 4,500 square feet larger than what is existing but the linear feet of building facing the adjoining neighbors to the west will be decreased by approximately 34 linear feet.

We will be constructing this project in 3 phases.
The 1st phase will be the construction of a car wash, a standalone detailing area and minimal site work as needed for site operations.

The new car wash will be built on the south side of the service department approximately 180 ft. east of the west property line. The current car wash equipment will be relocated. The car wash is oriented so the dryers are at the east end, furthest away from the neighborhood to the west. A full height masonry dividing wall will be built in the tunnel to separate the dryers from the rest of the car wash tunnel thus directing the majority of sound out the east end. The Owner had Acoustical Consulting Services prepare a sound study for the car wash dryers. The study, concludes that the car wash will be in compliance with the City's daytime (7:00 AM – 10:00 PM) noise level limits. To conserve water the new car wash will recycle and reuse its grey water.

Auto detailing is currently at the northwest corner of the service department drive. This area will become vehicle parking. The proposed location for detailing will be south of the new service building approximately 160 ft. east of the west property line in a new detail bay covered canopy. This building will have a solid masonry wall over 12 ft. high on the west side; thereby further screening the neighborhood to the west.

The 2nd phase will consist of the demolition of the south half of the existing service department and car wash.
The construction of the south half of the new service department and minimal site work as needed for site operations.

The 3rd phase will consist of the demolition of the remaining service department. The construction of the 2nd half of the new service department and the remaining site work.

The new fully enclosed service department will be of masonry construction with laced stucco finish to match the texture and color of the existing buildings. It will be one story with employee parking on the roof level. Screening of the roof level will be provided by a minimum 4'-6" high parapet with the air conditioning / heating units in the middle of the roof top area. Vehicle roof top parking will have covered parking with solar panels on top, sloped to the south. The west panel will slope to the west to further screen lighting and vehicles from the adjacent neighborhood. Solar panels are designed to capture as much light and designed to reduce glare to a minimum. These solar panels will furnish the dealership approximately 30% of its power requirements. Fully shielded LED security lighting will be provided under the parking canopies and will be on lighting controllers. The roof top parking will be secured after business hours by an 8 foot high overhead coiling grille at the bottom of the ramp.

The service department will have high speed automatic overhead doors for vehicle access. The doors are of superior quality with no metal to metal contact therefore offering whisper-quiet operation and a 100% rubber membrane seal which will keep noise within the service department. Currently the service department air compressors are in a non-enclosed room facing the neighbors to the west. These will now be located in excess of 170' away from the west property line in an enclosed room on the north side under the automotive ramp to the roof. The compressors will be new rotary screw type as opposed to the existing piston type and will have minimal noise emissions. An exhaust system will be installed to capture vehicle emissions that are being serviced and ducted through the roof.

LED fully shielded wall pack lights will be installed on the building at approximately 18 feet high and will be on lighting controllers. Light fixtures will comply with the local dark sky ordinance. Lighting will be engineered so that at no point along the property line will the lighting levels exceed one-half foot candle. There will be no site or roof top pole lights added.

An enclosed stairway will be provided for employee access to and from the roof top. This is located in the northeast corner of the new service department, adjacent to the existing service drive. The current employee parking is in the southwest corner of the property which will become inventory parking and will decrease the amount of foot traffic across the site.

Six 36" box Mondell Pine trees will be planted and provided with drip irrigation along the west property line to infill the sparse areas of landscape adjacent to the residences to the west.

Vehicle site circulation has been designed to minimize conflict with pedestrian access.

The proposed building will utilize crime prevention through Environmental Design principles including video surveillance and pedestrian and vehicle access controls.

A 6 ft. high masonry wall and steel gates are being proposed to the north side of the service department to create a secured "compound" behind these buildings where now it is accessible to anyone during non-business hours. This will help to secure the majority of the site not accessible to the public from any access.

The City of Tempe is requesting dedication of approximately 175 feet long by 10 feet wide of right of way on the southwest corner of McClintock Drive for a future bus "pullout" and shelter. The bus pull out lane will also be designed as a right-turn lane into the northern-most driveway of the dealership entrance off of McClintock Drive. This will ease traffic congestion after its completion.

There is no exterior signage proposed for any of this work.

The full enclosure of the entire service department from the existing open service department is fully compatible with the existing surrounding dealership structures and uses, and will be a significant investment that will contribute to the betterment of the neighborhood and businesses in this area.

Sincerely,

Barry R. Barcus AIA

Barry R. Barcus Architect, Inc. November 14, 2017
Barry R. Barcus
5333 N. 7th St., Suite C-123
Phoenix, Arizona 85014

Dear Mr. Barcus,

ACS has been asked to assess the potential noise impact from the proposed car wash tunnel at Chapman Chevrolet (1717 E Baseline Road, Tempe, AZ) to the surrounding community.

NOISE STANDARDS:

City of Tempe

Sec. 20-6. Allowable noise levels.

(a) It is unlawful for any person to create any noise which would cause the noise level measured at either the property line or the area of the property affected by the noise emission to exceed the following community noise standards:

NOISE STANDARD

Zone	Time	dB(A)
Residential	10:00 p.m. — 7:00 a.m.	45
	7:00 a.m. — 10:00 p.m.	55
Commercial	10:00 p.m. — 7:00 a.m.	55
	7:00 a.m. — 10:00 p.m.	65
Industrial	10:00 p.m. — 7:00 a.m.	60
	7:00 a.m. — 10:00 p.m.	70

(b) If the measurement location is on a boundary between two (2) zoning districts, the lower noise standard shall apply.

(c) If the ambient noise level in a residential zoned location is measured and found to be 40 dB(A) or less between the hours of 10:00 p.m. and 7:00 a.m. then the actual ambient noise level will be the community noise standard.

(d) If the ambient noise level, in any zoning district is measured and found at any time to be in excess of the community noise standard described in part (A) of this section, then the actual ambient noise level will be the community noise standard.

(e) A noise level which exceeds the community noise standard by five (5) dB (A) or more, when measured at the affected area, the nearest property line, or in the case of multiple-family residential buildings, when measured anywhere in one dwelling unit with respect to a noise emanating from another dwelling unit or from common space in the same building, shall be deemed a prima facie violation of this chapter.

FINDINGS:
ACS has been informed that the proposed car wash will not be in operation during the nighttime hours (10:00pm – 7:00am). Therefore, the equipment is subject to Tempe's daytime noise level limit of 55 dBA.

ACS calculated the potential noise impact from the proposed car wash tunnel based on actual noise level measurements of the existing car wash equipment. The calculated projection includes the noise attenuation provided by the bulkhead masonry wall (as drawn) shielding the blowers. The maximum expected noise impact at the nearest residential property-line (to the west) is 54.7 dBA. This is in compliance with the City's noise ordinance without the 5-decibel leeway allowed by the code.

CONCLUSIONS AND RECOMMENDATIONS:
The projected noise impact to the nearest residential properties is in compliance with the City's daytime (7:00am – 10:00pm) noise level limits.

Please contact me if you have any questions or need any additional information

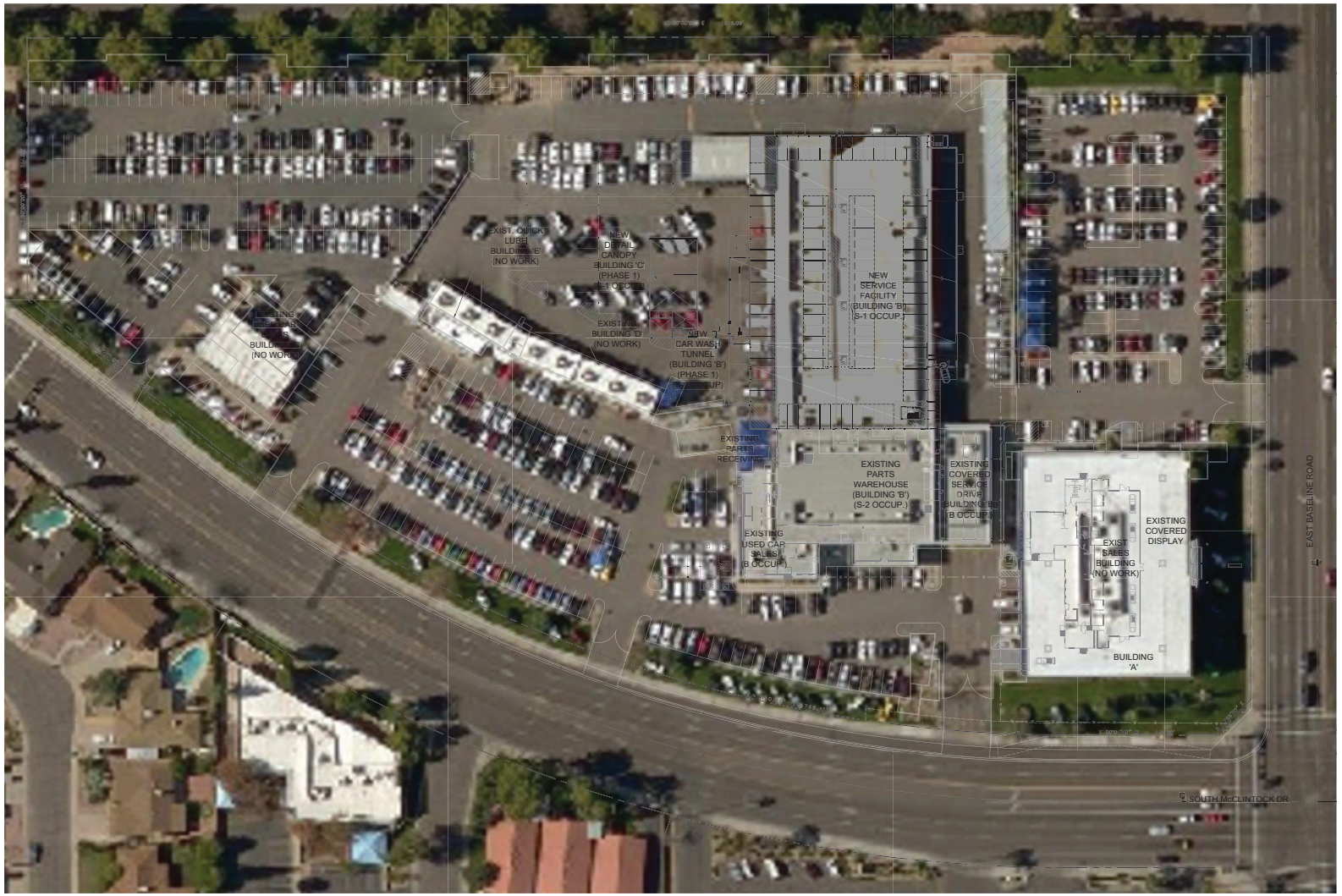
Respectfully,

Tony Sola
Acoustical Consulting Services

P.O. Box 41182 Mesa, AZ 85274
Tel: 480.829.1687 Fax: 480.644.0801

Chapman Automotive Chevrolet

1717 E. Baseline Rd.
Tempe, AZ 85283



CONTEXTUAL SITE PLAN

SCALE: 1" = 40'-0"

0 40 80 120 160

N

ATTACHMENT 8

BARRY R. BARCUS ARCHITECT, INC.
5333 NORTH 7TH STREET, SUITE C-123
PHOENIX, AZ. 85014
PHONE: (602) 264-4341 FAX: 264-2542

PRELIMINARY NOT FOR CONSTRUCTION

Barry R. Barcus 11-13-17

NEW SERVICE DEPARTMENT FOR:
CHAPMAN CHEVROLET
1717 E. BASELINE RD.
TEMPE, AZ. 85283

CHEVROLET

CHAPMAN

JOB NO: 1711
DRAWN BY: JWG
DATE: 11-13-2017
REVISIONS:

SHEET NO.: CONTEXT

1ST USE PERMIT AND SP APP SUBMITTAL (11-13-2017)

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

PARKING CALCULATIONS

	NET FLOOR AREA
BUILDING 'A'	13,848 S.F.
BUILDING 'B'	67,100 S.F.
BUILDING 'C'	2,720 S.F.
BUILDING 'D'	1,825 S.F.
BUILDING 'E'	3,310 S.F.
BUILDING 'F'	2,340 S.F.
	91,943 / 300 = 305 SPACES REQUIRED
	25 CUSTOMER REGULAR SPACES PROVIDED
	276 EMPLOYEE REGULAR SPACES PROVIDED
	8 ACCESSIBLE SPACES PROVIDED
	309 TOTAL SPACES PROVIDED

DISPLAY / INVENTORY: 434 SPACES
LOANERS: 11 SPACES
BICYCLE: 4 SPACES REQUIRED, 4 SPACES PROVIDED

PROJECT DATA

OWNER:
CHAPMAN CHEVROLET, LLC
7455 N. ORCHID LANE
CHANDLER, AZ 85226
PH: 480) 470-0740
CONTACT: DAVID R. BOHER
MELISSAMOLINAR@CHAPMANCHOICE.COM

ARCHITECT:
BARRY R. BARCUS ARCHITECT, INC.
5333 N. 7TH STREET, C-123
PHOENIX, AZ 85014
PH: (602) 264-4341
FAX: (602) 264-2542
BARRY@BRBDESIGN.COM
CONTACT: BARRY R. BARCUS

PROJECT ADDRESS:
1717 E. BASELINE ROAD
TEMPE, ARIZONA 85283

ZONING:
EXISTING: PCC-1 ZONE - PLANNED COMM. CENTER NEIGHBORHOOD
PROPOSED: PCC-1 ZONE - PLANNED COMM. CENTER NEIGHBORHOOD

ASSESSOR'S PARCEL NUMBER (APN):
301-01-006K

SITE AREA:
GROSS = 485,650 S.F. = 11.15 ACRES
NET = 482,694 S.F.

LANDSCAPE AREA:
15% NET LOT AREA REQUIRED
72,423 S.F. / 482,694 = 16.76% PROVIDED
9,431 S.F. LANDSCAPE IN R.O.W.

PROPOSED LAND USE / DENSITY CATEGORY:
COMMERCIAL / 15 DU PER AC.

PROJECTED LAND USE / DENSITY CATEGORY: (2040 GENERAL PLAN)
COMMERCIAL / 25 DU PER AC.

BUILDING 'B' HEIGHT:
35'-0" MAXIMUM
32'-6" FROM GRADE

BUILDING 'C' HEIGHT:
14'-3" FROM GRADE

CONSTRUCTION TYPE(S):

EXISTING BUILDING 'B'
TYPE II-B (AFES)

NEW BUILDING 'B' AND DETAIL CANOPY BLDG 'C'
TYPE II-B (AFES)
NON SEPARATED USES

BUILDING AREAS

BUILDING 'A'	
SALES, BLDG.	9,426 S.F.
SALES BLDG. CANOPY	16,661 S.F.
BUILDING 'B'	
1ST FLOOR EXISTING	16,802 S.F.
1ST FLOOR NEW	39,880 S.F.
2ND FLOOR (EXISTING)	12,636 S.F.
TOTAL	68,318 S.F.
ROOF TOP PARKING	35,316 S.F.
COVERED AREA	4,501 S.F.
BUILDING 'C' (NEW DETAIL CANOPY)	
STORAGE	75 S.F.
COVERED CANOPY	2,645 S.F.

BUILDING 'D'	
SERVICE BAYS	1,825 S.F.
BUILDING 'E'	
SERVICE BAYS	3,152 S.F.
QUICK LUBE	318 S.F.
TOTAL	3,510 S.F.
QUICK LUBE CANOPY	935 S.F.
BUILDING 'F'	
USED CAR SALES BLDG	2,340 S.F.

PROPOSED USE	BUILDING %	BUILDING AREA:
B OCCUPANCY		
BUILDING 'A'	100%	9,426 S.F.
BUILDING 'B'	7.8%	5,314 S.F.
BUILDING 'E'	10.8%	318 S.F.
BUILDING 'F'	100%	2,340 S.F.
		17,398 S.F.
S-1 OCCUPANCY		
BUILDING 'B'	69.3%	38,540 S.F.
BUILDING 'C'	100%	1,150 S.F.
BUILDING 'D'	100%	1,825 S.F.
BUILDING 'E'	84.2%	2,952 S.F.
		44,671 S.F.
S-2 OCCUPANCY		
BUILDING 'B'	22.9%	24,025 S.F.
TOTAL PERCENT		
B OCCUPANCY	20.3%	
S-1 OCCUPANCY	51.8%	
S-2 OCCUPANCY	27.9%	

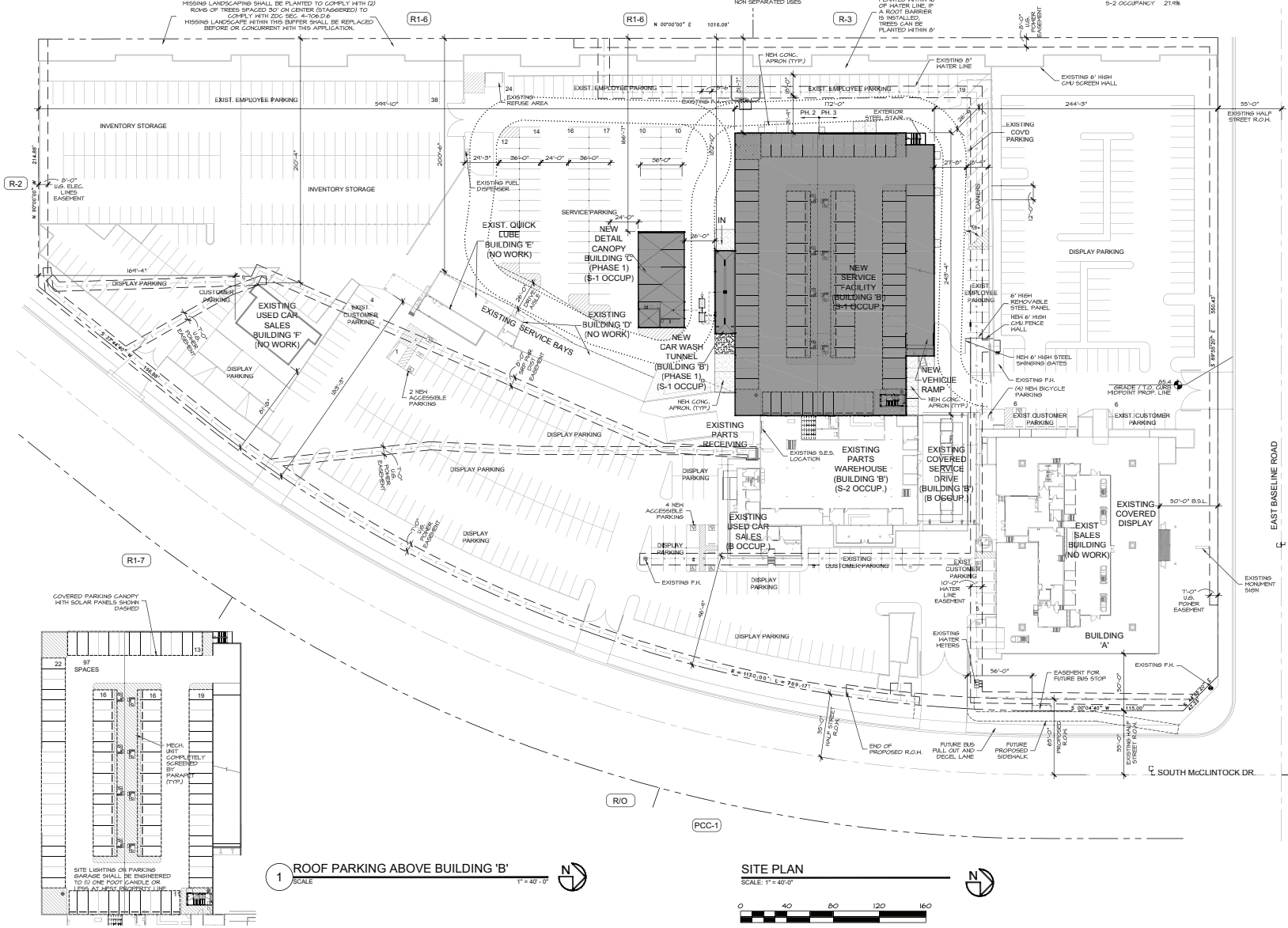
TOTAL BUILDING AREA FOOTPRINT:

BUILDING 'A'	9,426 S.F.
BUILDING 'B'	55,682 S.F.
BUILDING 'C'	75 S.F.
BUILDING 'D'	1,825 S.F.
BUILDING 'E'	3,310 S.F.
BUILDING 'F'	2,340 S.F.
	72,858 S.F. TOTAL BUILDING FOOTPRINT

MAXIMUM LOT COVERAGE: 50%
72,858 S.F. / 482,694 = 15.04% ACTUAL LOT COVERAGE

BUILDING SETBACKS:

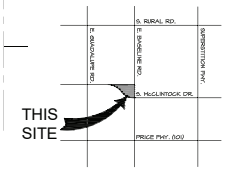
	REQUIRED	PROVIDED
FRONT (NORTH)	0'	244'-3"
SIDE (WEST)	30'-0"	81'-1"
STREET SIDE (EAST)	0'	50'-0"
REAR (SOUTH)	30'-0"	164'-4"



1 ROOF PARKING ABOVE BUILDING 'B'
SCALE 1" = 40' - 0"

SITE PLAN
SCALE: 1" = 40'-0"
0 40 80 120 160

LEGEND
20'-0" WIDE FIRELANE
25'-0" INSIDE TURNING RADIUS
45'-0" OUTSIDE TURNING RADIUS



VICINITY MAP
SCALE: N.T.S.

'SITE PLAN'

ATTACHMENT 9

BARRY R. BARCUS ARCHITECT, INC.
5333 NORTH 7TH STREET, SUITE C-123
PHOENIX, AZ. 85014
PHONE: (602) 264-4341 FAX: 264-2542

REGISTERED ARCHITECT CERTIFICATE NO. 18894 BARRY R. BARCUS EXPIRES: 03-31-20

NEW SERVICE DEPARTMENT FOR:
CHAPMAN CHEVROLET
1717 E. BASELINE RD.
TEMPE, AZ. 85283

CHEVROLET

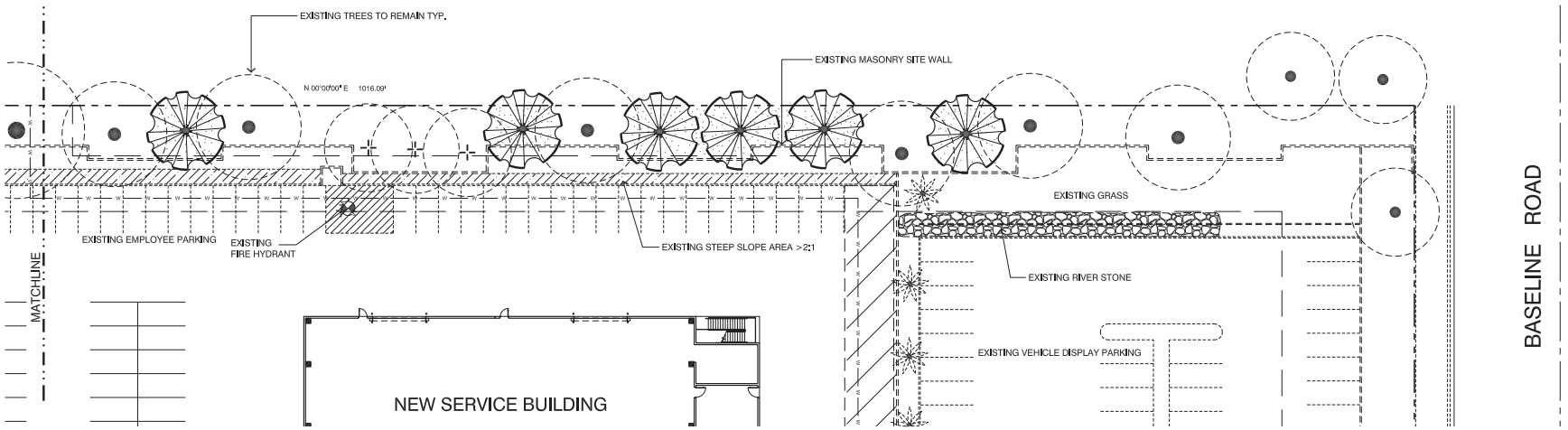
CHAPMAN AUTOMOTIVE

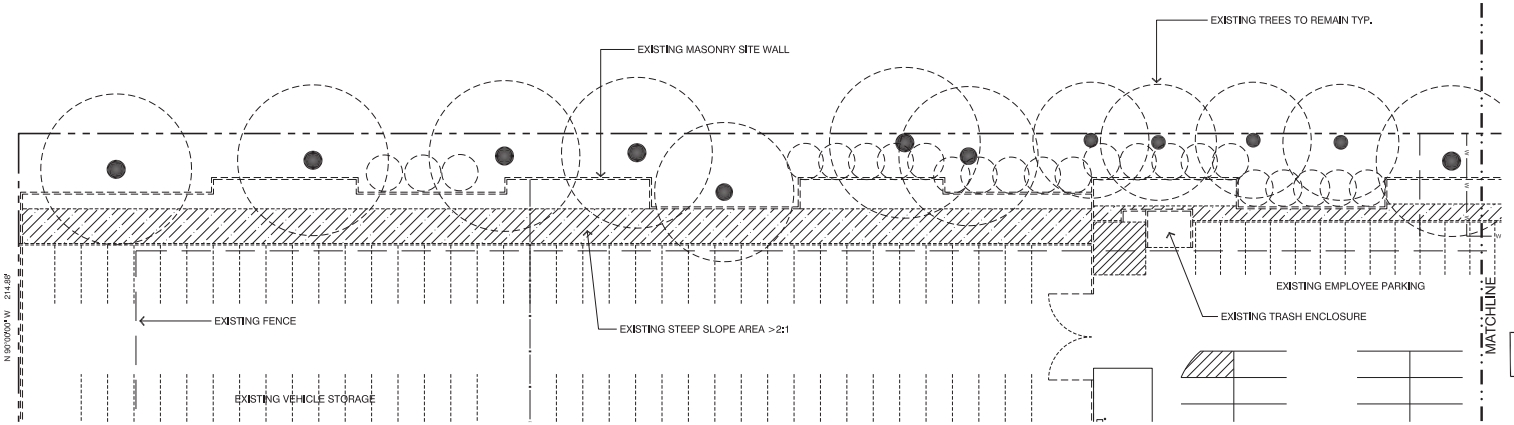
JOB NO. 1711
DRAWN BY: JWG
DATE: 1-2-2018
REVISIONS:

SHEET NO.: AS1.00

2ND USE PERMIT AND SP APP SUBMITTAL (1-2-2018)

J:\1711 - Chapman\Chevy Tempe Service Building\Add'l Docs\Sheets\1711-AS1.00- Site.dwg, AS1.00 SITE PLAN, 1/16/2018 3:23:00 PM





SHEET INDEX

Total Landscaped Area of New Plantings 2,519 S.F.
Percent Low Water Use Landscape - 100%
Percent High Water Use Landscape - 0%

PLANT LIST

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE / QUAN.	REMARKS
	PINUS BRUTIA ELDARICA MONDEL PINE	36" BOX 6	12' Ht., 6' Sp., 3" Cal.

DECOMPOSED GRANITE - ½" SELECT, 2" DEPTH IN ALL NEW AREAS OF PLANTING AND AT AREAS DISTURBED BY NEW CONNECTIONS TO THE EXISTING IRRIGATION SYSTEM. 'MADISON GOLD' COLOR.

EXISTING MONDEL PINE TREE
(Approx. 40'-60' Ht., 35'-50' Sp.)

EXISTING MESQUITE TREE
(Approx. 15'-20' Ht., 15' Sp.)

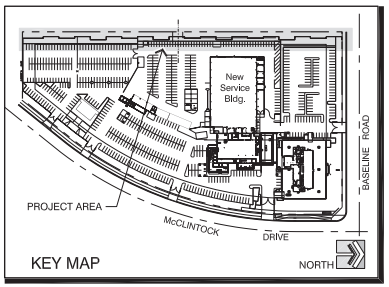
EXISTING MEXICAN FAN PALM

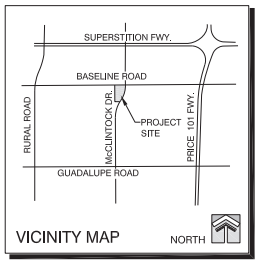
EXISTING OLEANDER/JUNIPER

IRRIGATION NOTES:

VERIFY LOCATION OF EXISTING MAINLINE AND EMITTER LATERALS. CONNECT TO EXISTING EMITTER LATERAL WITH NEW PVC PIPE AND FITTINGS. ADD DRIP EMITTERS AS INDICATED. (See Details Sheet L2)
3/4" CLASS 200 PVC EMITTER LATERAL with 'BOWSMITH' ML220
MULTI-OUTLET EMITTER - Trees:(4) Ea. ½" Distribution Tubing w/ Bug Cap. REPLACE AND/OR REPAIR EXISTING EMITTER LATERALS DISTRUBED BY NEW CONSTRUCTION.

SEE SHEET L2 FOR 40 SCALE OVERALL SITE PLANNING
SEE SHEET L3 FOR EXISTING TREE PHOTO EXHIBIT





North
1"=20'-0"
10' 0 20' 40'

REGISTERED LANDSCAPE ARCHITECT
16598
PATRICK F. MLA MORSE
ARIZONA U.S.A.
Expires 09/30/2018

MLA Associates
Landscape Architects, Inc.
500 E. Mary Lane Gilbert, Arizona 85295
480-226-4278 pat@mlalandscape.com

PLANTING PLAN

BARRY R. BARCUS ARCHITECT, INC.
5333 NORTH 7TH STREET, SUITE C-123
PHOENIX, AZ. 85014
PHONE: (602) 264-4341 FAX: 264-2542

NEW SERVICE DEPARTMENT FOR:
CHAPMAN CHEVROLET
1717 E. BASELINE RD.
TEMPE, AZ 85283

CHEVROLET

CHAPMAN AUTOMOTIVE GROUP

JOB NO.

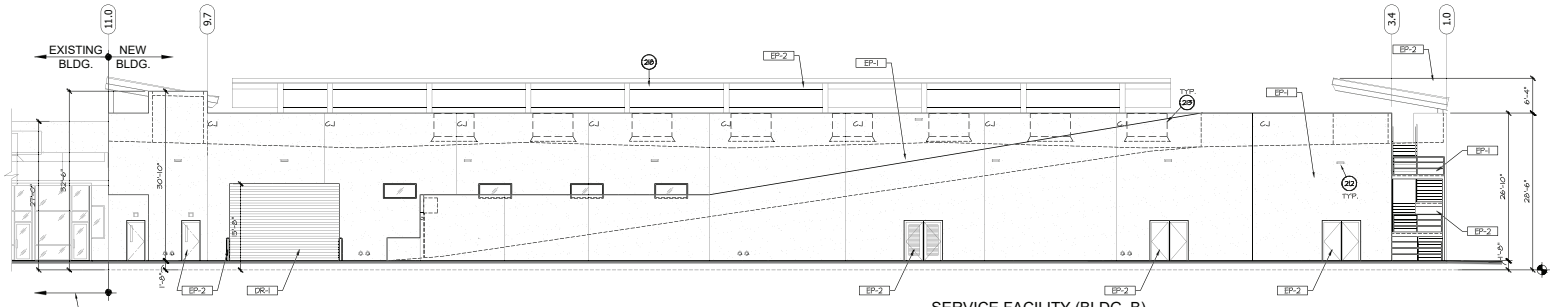
DRAWN BY: PCM

DATE: OCT.24.2017

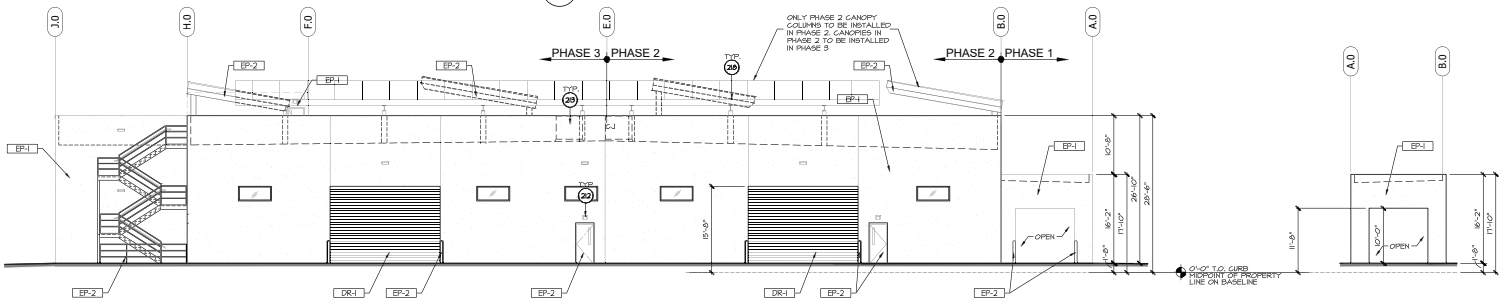
REVISIONS: JAN.01.2018

SHEET NO.: L1 of 4

ATTACHMENT 10

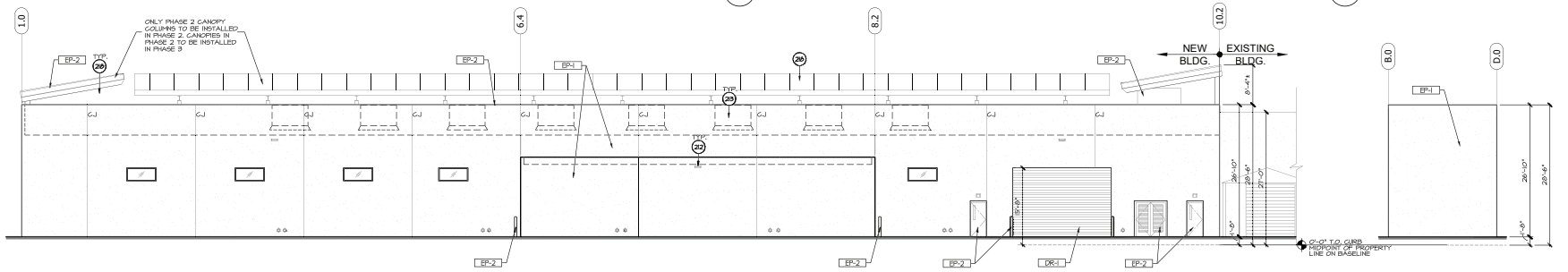


SERVICE FACILITY (BLDG. B)
NORTH ELEVATION (PHASE 3)---
1 SCALE: 3/32" = 1'-0"



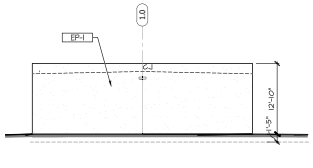
SERVICE FACILITY (BLDG. B)
WEST ELEVATION (PHASE 1,2, AND 3)
2 SCALE: 3/32" = 1'-0"

CAR WASH (BLDG. B)
EAST ELEVATION (PHASE 1)
4 SCALE: 3/32" = 1'-0"

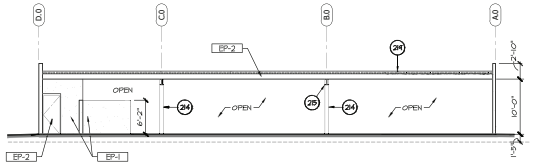


SERVICE FACILITY (BLDG. B)
SOUTH ELEVATION (PHASE 1 AND 2)
3 SCALE: 3/32" = 1'-0"

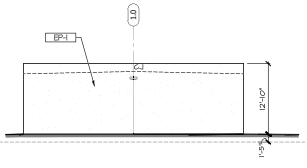
SERVICE FACILITY (BLDG. B)
EAST ELEVATION (PHASE 2)
5 SCALE: 3/32" = 1'-0"



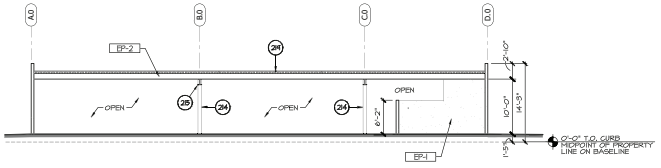
DETAIL CANOPY (BLDG. C)
EAST ELEVATION (PHASE 1)
6 SCALE: 3/32" = 1'-0"



DETAIL CANOPY (BLDG. C)
NORTH ELEVATION (PHASE 1)
7 SCALE: 3/32" = 1'-0"



DETAIL CANOPY (BLDG. C)
WEST ELEVATION (PHASE 1)
8 SCALE: 3/32" = 1'-0"



DETAIL CANOPY (BLDG. C)
SOUTH ELEVATION (PHASE 1)
9 SCALE: 3/32" = 1'-0"

KEYNOTES

212. WALL MOUNTED LIGHT FIXTURE, SEE ELECTRICAL
213. MECHANICAL EQUIPMENT BEYOND, SEE MECHANICAL
214. STEEL COLUMN PAINTED, SEE STRUCTURAL
215. STEEL BEAM, SEE STRUCTURAL
216. CANOPY, SEE STRUCTURAL
219. CORRUGATED METAL DECK

MATERIAL / COLOR LEGEND

SYMBOL	MATERIAL	DESCRIPTION	
		PRODUCT	COLOR
EP-1	STUCCO OVER EXTERIOR CMU / CONC.	BENJAMIN MOORE EXTERIOR PAINT	2121-50 ICE CUBE SILVER LRV: 75.08
EP-2	MISC. METALS, MISC. TRIM, METAL MAN DOORS		
DR-1	COILING OVERHEAD DOOR	CLOSKSON OR RYTEC	TO MATCH RAL 7047 TELEGREY LRV: APPROX. 58

ALL ROOF DRAINS TO BE INTERNALLY PIPED

BARRY R. BARCUS ARCHITECT, INC.
5339 NORTH 7TH STREET, SUITE C-123
PHOENIX, AZ. 85014
PHONE: (602) 264-4341 FAX: 264-2542

REGISTERED ARCHITECT
CERTIFICATE NO.
18894
BARRY R. BARCUS
EXPIRES: 03-31-20

NEW SERVICE DEPARTMENT FOR:
CHAPMAN CHEVROLET
1717 E. BASELINE RD.
TEMPE, AZ. 85283

CHEVROLET

CHAPMAN AUTOMOTIVE GROUP

JOB NO.: 1711
DRAWN BY: JWG, JM
DATE: 1-2-2018
REVISIONS:

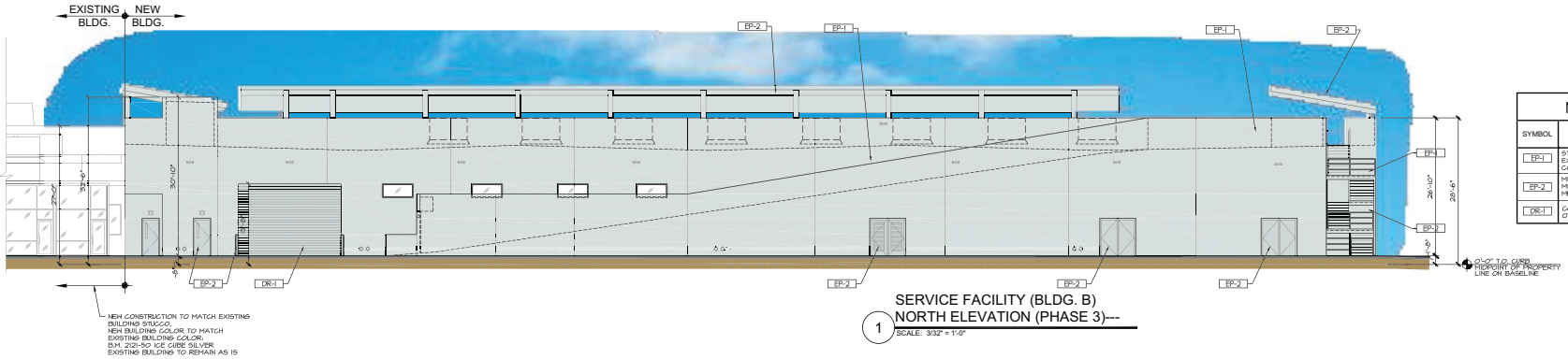
SHEET NO.: A4.00

'EXTERIOR ELEVATIONS'

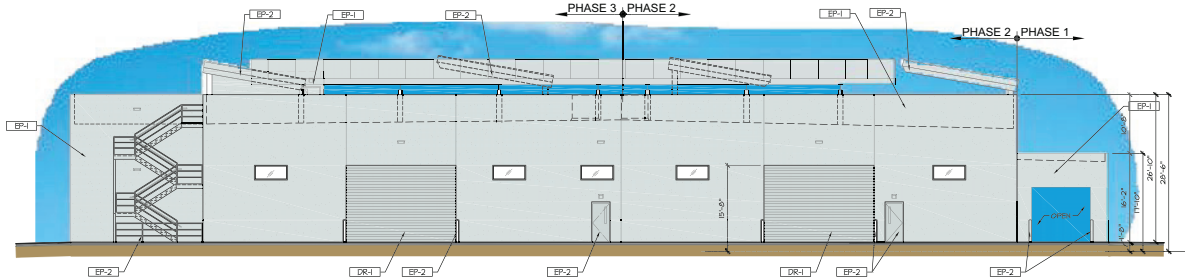
2ND USE PERMIT AND SP APP SUBMITTAL (1-2-2018)

J:\1711 - Chapman Chevy Tempe Service building\04-Cordoc\Sheets\1711-A4.00 - ELEVATIONS.dwg, A4.00 EXTERIOR ELEVATIONS, 12/20/18 12:14:23 PM

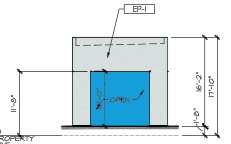
ATTACHMENT 11



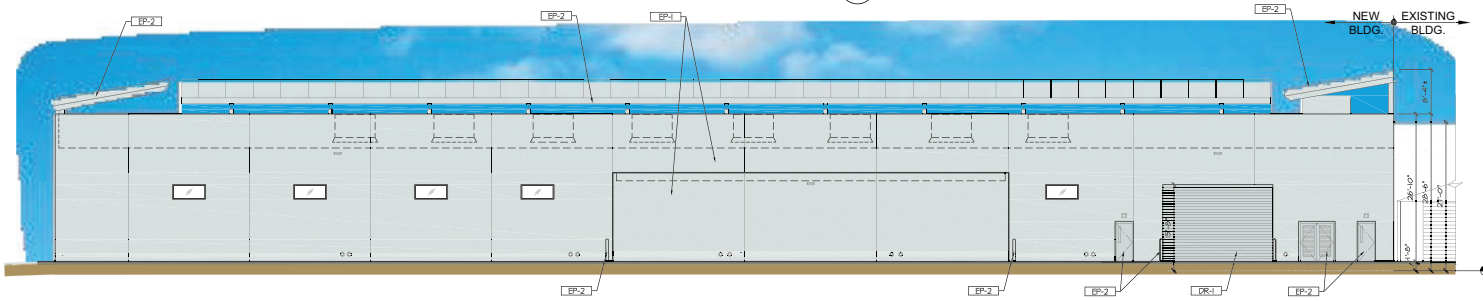
SERVICE FACILITY (BLDG. B)
1 NORTH ELEVATION (PHASE 3)---
SCALE: 3/32" = 1'-0"



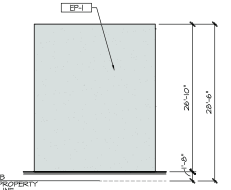
SERVICE FACILITY (BLDG. B)
2 WEST ELEVATION (PHASE 1,2, AND 3)
SCALE: 3/32" = 1'-0"



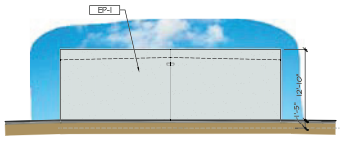
CAR WASH (BLDG. B)
4 EAST ELEVATION (PHASE 1)
SCALE: 3/32" = 1'-0"



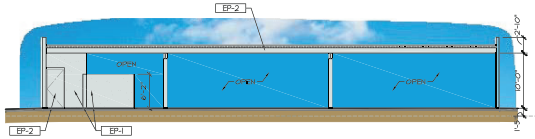
SERVICE FACILITY (BLDG. B)
3 SOUTH ELEVATION (PHASE 1 AND 2)
SCALE: 3/32" = 1'-0"



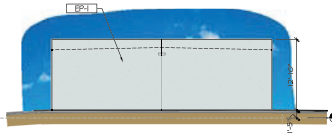
SERVICE FACILITY (BLDG. B)
5 EAST ELEVATION (PHASE 2)
SCALE: 3/32" = 1'-0"



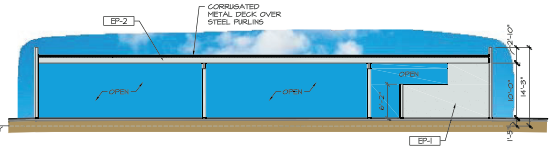
DETAIL CANOPY (BLDG. C)
6 EAST ELEVATION (PHASE 1)
SCALE: 3/32" = 1'-0"



DETAIL CANOPY (BLDG. C)
7 NORTH ELEVATION (PHASE 1)
SCALE: 3/32" = 1'-0"



DETAIL CANOPY (BLDG. C)
8 WEST ELEVATION (PHASE 1)
SCALE: 3/32" = 1'-0"



DETAIL CANOPY (BLDG. C)
9 SOUTH ELEVATION (PHASE 1)
SCALE: 3/32" = 1'-0"

MATERIAL / COLOR LEGEND			
SYMBOL	MATERIAL	DESCRIPTION	
		PRODUCT	COLOR
EP-1	STUCCO OVER EXTERIOR CMU / CONC.	BENJAMIN MOORE EXTERIOR PAINT	2121-50 ICE CUBE SILVER LRV: 75.08
EP-2	MISC. METALS, MISC. TRIM, METAL MAN DOORS		
DR-1	COILING OVERHEAD DOOR	COOKSON OR RYTEC	TO MATCH RAL 7047 TELEGREY LRV: APPROX. 58

BARRY R. BARCUS ARCHITECT, INC.
5333 NORTH 7TH STREET, SUITE C-123
PHOENIX, AZ. 85014
PHONE: (602) 264-4341 FAX: 264-2542

REGISTERED ARCHITECT
CERTIFICATE NO.
18894
BARRY R. BARCUS
EXPIRES: 03-31-20

NEW SERVICE DEPARTMENT FOR:
CHAPMAN CHEVROLET
1717 E. BASELINE RD.
TEMPE, AZ. 85283

CHEVROLET

CHAPMAN AUTOMOTIVE

JOB NO.: 1711
DRAWN BY: JWG
DATE: 1-2-2018
REVISIONS:

SHEET NO.:
COLORED ELEVATIONS

2ND USE PERMIT AND SP APP SUBMITTAL (1-2-2018)

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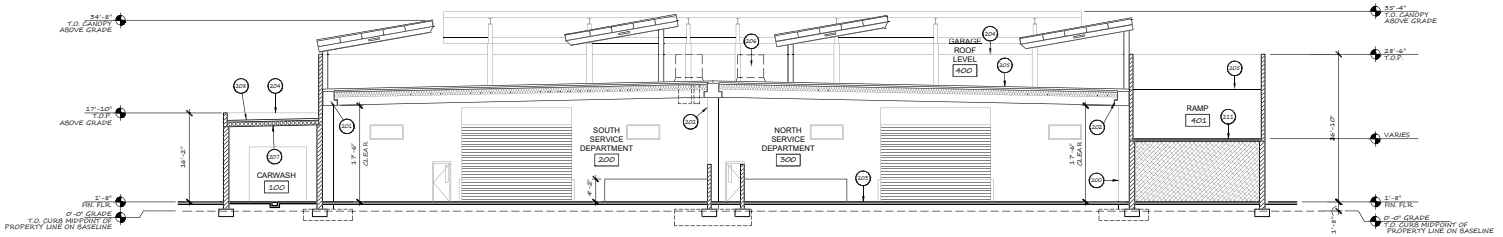
'COLORED ELEVATIONS'

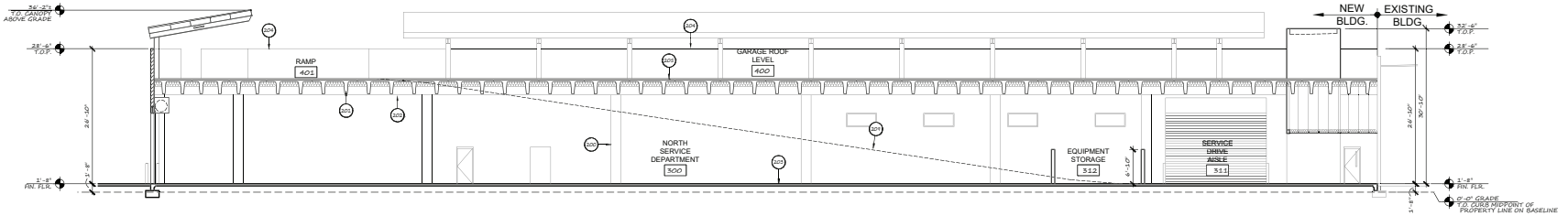
ATTACHMENT 12

KEYNOTES

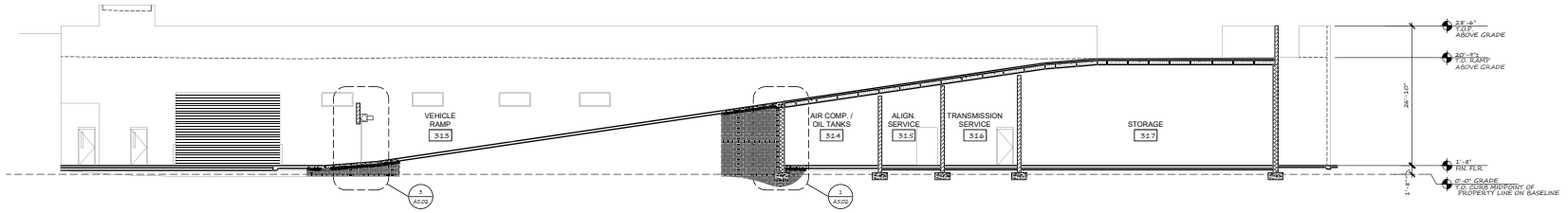
200. PRE-CAST CONCRETE COLUMN, SEE STRUCTURAL
201. PRE-CAST CONCRETE TEE, SEE STRUCTURAL
202. PRE-CAST CONCRETE BEAM, SEE STRUCTURAL
203. CONC. SLAB, SEE STRUCTURAL
204. PARAPET LINE BEYOND
205. CONCRETE TOPPING ON CORE SLAB
206. MECHANICAL EQUIPMENT, SEE MECHANICAL
207. PRE-CAST CONCRETE HOLLOW BLOCK, SEE STRUCTURAL
208. MEMBRANE ROOF OVER RIGID INSULATION, SEE SPECS
209. RAMP LINE BEYOND
211. CORE SLAB



1 NEW SERVICE FACILITY BUILDING 'B' BUILDING SECTION
SCALE: 3/32" = 1'-0"



2 NEW SERVICE FACILITY BUILDING 'B' BUILDING SECTION
SCALE: 3/32" = 1'-0"



3 NEW SERVICE FACILITY BUILDING 'B' BUILDING SECTION
SCALE: 3/32" = 1'-0"

'BUILDING SECTIONS'

ATTACHMENT 13

BARRY R. BARCUS ARCHITECT, INC.
5333 NORTH 7TH STREET, SUITE C-123
PHOENIX, AZ. 85014
PHONE: (602) 264-4341 FAX: 264-2542

REGISTERED ARCHITECT CERTIFICATE NO. 18894 BARRY R. BARCUS EXPIRES: 03-31-20

NEW SERVICE DEPARTMENT FOR:
CHAPMAN CHEVROLET
1717 E. BASELINE RD.
TEMPE, AZ 85283

CHEVROLET

CHAPMAN AUTOMOTIVE GROUP

JOB NO. 1711
DRAWN BY: JWG, JM
DATE: 1-2-2018
REVISIONS:

SHEET NO.: A5.00

2ND USE PERMIT AND SP APP SUBMITTAL (1-2-2018)

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